

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – JUNE 5, 2014

Members Present: Josh Tzucker, Chair; Bill Santos, Vice-Chair; Jacqueline Easley; Phil Engelke, Erica Roberts

Members Absent: None

DPZ Staff Present: Marsha McLaughlin, Derrick Jones, Brenda Barth, David Boellner, Laura Boone

Mr. Tzucker opened the Public Hearing at approximately 7:00 p.m.

PUBLIC HEARING

General Plan Amendment to the Downtown Columbia Plan (GPA 2014-1)

Petition: To amend the Downtown Columbia Plan, a component of the General Plan, to include added and amended text in Section 1.5, Diverse Housing, under the heading “Ongoing Developer Contributions” and in Section 1.8, Arts and Culture, as well as amending the Community Enhancements, Programs and Public amenities (CEPPAs) chart.

DPZ Recommendation: Approval

Mr. Tzucker motioned to continue the hearing to July 17, 2014, Mr. Santos seconded the motion.

Vote:

5 yea.

0 nay. The motion was carried.

The Hearing was closed at approximately 7:00 p.m.

PUBLIC MEETING

RMIC/Hillcroft Office Building (SDP-88-146)

Presented by: Derrick Jones

Petition: Request for approval of a revision to SDP-88-146 to adjust the 30-foot structure setback requirements to allow the addition of a 4' x 10' concrete pad structure to accommodate “standby” diesel generator to support an equipment shelter to power wireless communication antennas in accordance with Section 125.0.G.4 of the Howard county Zoning regulations. The subject property is zoned “NT” (New Town) “Employment Center Commercial: and is subject to FDP-149-A-II.

Petitioner’s Representative: None present

DPZ Recommendation: Approval

Mr. Jones gave an overview of the proposal to allow the addition of a concrete pad structure to hold a generator to support communication antennas. The request is to reduce the setbacks from the public right-of-way from 30 feet to 14 feet. The adjustment would permit backup power to the communications pad in the event of a power outage. The generator will be screened by an eight foot brick wall.

There was no public comment.

Mr. Santos motioned to go into worksession, Mr. Engelke seconded the motion.

Motion: Mr. Santos made a motion to approve the proposal with the condition of adding landscaping by the wall if feasible.

Vote:
5 yea
0 nay

PUBLIC MEETING

Shoppes at Dobbin Corner (SDP-04-154)

Presented by: Brenda Barth

Petition: For approval of revisions to the Site Development plan (SDP-04-154) to increase the number of parking spaces from 215 to 260 spaces and to reduce the 10' parking setback from a property line to 0' on Parcels L-1 and L-2 and to 6.5' from the Dobbin Center Way right-of-way on Parcel L-2.

Petitioner's Representative: Pete Stone

DPZ Recommendation: Approval with revisions

Ms. Barth gave an overview of the proposal to add 45 parking spaces to a parking lot off of Dobbin Center Way that services several businesses. The lot would be expanded, reconfigured and restriped to gain additional spaces. Over the years, the tenants have changed and the customer use has become more intense requiring more parking. DPZ recommends recommendation subject to comments from the Planning Board.

Mr. Santos asked if there were concerns from the Maryland Department of the Environment or Public Works regarding Stormwater Management. Ms. Barth responded that neither had concerns and the petitioner would be adding one stormwater management facility.

Mr. Pete Stone spoke on behalf of the petitioner stating that there would be 3 stormwater features in order to meet requirements.

Mr. Tzucker stated that it is nearly impossible to cross from Dobbin Center Way to Dobbin Center and wondered if the County and developer could work together to add crosswalks. Ms. McLaughlin stated that that is a County issue and she will pass his concerns onto DPW. She stated that the County is working towards adding crosswalks and pedestrian signals to intersections throughout the County.

Ms. Santos stated that his concern with stormwater is the proximity to a creek that leads into Lake Elkhorn. Mr. Stone noted that they meet the requirements set forth by the County.

Mr. Santos asked how long the process would take.

Mr. Chip Staley spoke on behalf of the petitioner saying that they are taking bids now, but the construction period would take 45-60 days.

Mr. Engelke expressed concerns regarding poor lighting. Mr. Staley stated that they working on upgrading the lighting.

Ms. Easley motioned to go into worksession. Mr. Santos seconded the motion.

Motion: Mr. Engelke motioned to approve the SDP with consideration to stormwater management, improved pedestrian crossing and lighting, Mr. Santos seconded the motion.

Vote:
5 yea
0 nay

PUBLIC MEETING

Lake Kittamaqundi Restoration Project (SDP-08-108)

Presented by: David Boellner

Petition: For approval of a revision to Site Development Plan SDP-08-108. The revision consists of construction of the Lake Kittamaqundi Multi-Use Trail, located at the northern end of Lake Kittamaqundi in Columbia Town Center. The 39.8 acres property is zoning NT-OS (New Town – Open Space).

Petitioner's Representative: Dennis Matthey

DPZ Recommendation: Approval

Mr. Boellner gave an overview of the proposal to construct a trail that goes completely around Lake Kittamaqundi. A paved trail will replace existing dirt and gravel trail on the Northern end and connect existing paved trails on the Western and Eastern ends. A boardwalk will be added to the extreme northern end to span low lying areas. The plan complies with all regulations and criteria for approval.

Mr. Dennis Matthey of the Columbia Association introduced Sepehr Baharlou, the project engineer. Mr. Baharlou stated that they wanted to create a safe path for biking and hiking across the Northern part of the lake. He noted the path that already exists will be repaved with 2 inches of paving on top of existing travel. There will be a 220 foot boardwalk along the low lying areas at the corner of the lake. The proposed path will follow existing paths where able to minimize impacts. They propose to do some storm protection along the bank to minimize existing erosion. The loop will be 1.5 miles around the lake and will be accessible for emergency and maintenance vehicles.

The boardwalk is slightly raised to allow for drainage with timber railings. The site has been reviewed by the Army Corps of Engineers, Maryland Dam Safety and the Maryland Department of the Environment, with permits issued. There are concerns of flooding but the boardwalk is designed to not increase the chances of flooding and is MDE's preferred method of crossing floodplains. The alignment of the boardwalk was designed to deflect debris jams. Stormwater management is addressed through environmental site design criteria, therefore no additional stormwater management is required.

Mr. Santos noted that the pier had flooded in recent storms and asked how often they expected the boardwalk to flood. Mr. Baharlou stated that the boardwalk is about four feet higher than the pier and is designed for a 50 year event. To design for a 100 year storm event, they would have to raise it another seven feet, but that wouldn't be possible because of ADA requirements and access for emergency and service vehicles.

Mr. Santos asked how many trees would need to be removed in the creation of the path. Mr. Baharlou and Mr. Matthey estimated that it between three and five trees would need to be removed.

Mr. Engelke asked how the boardwalk would stay in place in a flood event when it is submerged as wood typically floats. Mr. Baharlou stated that steel straps and anchors will keep the deck in place, but that the railings are designed to detach and wash away.

Ms. Joan Lancos spoke in support of the path. She stated that she is impressed with what has been recently added on the east side of the Lake and looks forward to being able to walk completely around the Lake. She believes that the paths are used more now than ever and with the development of Downtown, the loop will get a lot of use.

Mr. Larry Leibesman spoke on behalf of the Water's Edge Community Association. The community is adjacent to the proposal and while they look forward to the loop being completed, they have real concerns about the impact of flooding. They are concerned about permanent a 200 foot boardwalk with 20 pylons that will be in the stream and wetlands. They are also concerned about water quality and sediment buildup. Mr. Leibesman asked the Board to consider putting the plan on hold while flooding and design issues are looked into further. They would also like a previous alternative to build a bridge across the river to be considered and that the costs of a bridge may not be much greater than the maintenance costs of the boardwalk.

Mr. Baharlou addressed Mr. Leibesman's testimony, stating that Boardwalk is proposed at a 50 year elevation to try and decrease maintenance costs. He also noted that the have a letter from the Army Corps of Engineers allowing MDE to issue the authority. Addressing Mr. Leibesman's concerns about sediment buildup, Mr. Baharlou stated the boardwalk shouldn't affect that, as it is raised and sediment usually flows below.

Mr. Boyd McGinn spoke in opposition, first presenting the Board with a video showing flooding of the river and lake. He expressed concerns of flooding his home, the bridge acting as a dam, and debris pileup.

Mr. Santos motioned to go into worksession. Ms. Easley seconded the motion.

Motion: Mr. Santos motioned to approve SDP-08-108, Ms. Easley seconded the motion.

Vote:

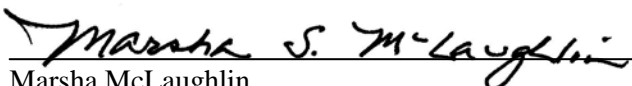
5 yea


0 nay. The motion was carried.

SPECIAL SUBJECT

Patapsco Heritage Greenway Management Plan - The Patapsco Heritage Greenway Committee presented their Management plan, seeking comment on the plan which will be submitted to the State for consideration to become a State Certified Heritage Area where public and private partners make commitments to preserving and enhancing historical, cultural and natural resources for sustainable economic development through heritage tourism. The Board heard testimony both in support and opposition of the Plan. The board continued the case to worksession on June 19, 2014.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 9:44 p.m.


Marsha McLaughlin
Executive Secretary


Laura Boone
Recording Secretary